

1 MALVINA PARADE, Gorokan, NSW 2263



Sold House

Monday, 8 January 2024

1 MALVINA PARADE, Gorokan, NSW 2263

Bedrooms: 4

Bathrooms: 3

Parkings: 6

Area: 727 m2

Type: House

Contact agent

Featuring Lake Access, Lake Views and Studio Rental Income, this property enjoys all the benefits of living close to the lake. Freshly renovated double brick home with 4 car garage in a central location! The large block caters for all your entertaining needs with direct access to the lake. Feed the ducks, kayak or launch the boat directly from the backyard with plenty of room to park additional boats, caravans and other vehicles on-site. Close proximity of local schools, shops, public transport, M1 Freeway and coastal beaches

Main House: o 267sq.m of internal area + 56 sq.m of Balcony area o Master bedroom with double walk-in robes and renovated ensuite batho Rare 4 car garage, perfect for home gym, workshop and additional storageo 3 Bathroomso 2 living areaso Grand entrance staircase with high ceilingso Blackbutt style floorboards throughouto 3 phase powero Ducted air-con, 4 new fans and reverse cycle A\Co New 6.6kw solar panels, solar hot water, and LED lightingo New ducted vacuum systemo New water filtration system o Laundry chuteo Security alarm systemo Rainwater tanko Direct access to the Lakeo Close to Lake Haven shopping centre and Toukley Bridgeo Set peacefully next to a reserve with only 1 neighbouro Plenty of room for a new gardening project.o Free Boat! Included in the sale is a 370 Stacer aluminium tinny with an outboard motor perched directly on the creek bed. Launch directly from the backyard for a day out on the boat. Perfect for fishing or cruising the lake with access to Toukley, Canton Beach, Budgewoi and The Entrance.

Front Studio: o Detached self-contained studio positioned at the front of the property with kitchenette, modern bathroom/laundry and undercover parking. Perfect for in-laws, home business, teenagers retreat or rental. Currently returning \$310 per week with a quiet and reliable tenant happy to stay on.o New hot water tank and split system air-con installed.

The property enjoys approximately 727 sq.m of land but feels even larger due to the reserve next door. A truly unique property with lots to explore and something for everyone to enjoy.

Investors Rental Estimate: Main House \$800 per week Studio \$310 per week Rates approx. \$1,472 pa